

GRANDVIEW SHORT PLAT CITY OF ARLINGTON FILE NO. PLN 2008 0086

PORT'N SE1/4, NE1/4, SEC.11, TWP.31N, RGE.5E, W.M.

CONDITIONS AND RESTRICTIONS

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS DECLARATION, DO HEREBY DECLARE THE HEREIN DESCRIBED DIVISION OF LAND APPROVED AS SHORT PLAT NUMBER PLN 2008 0086 ON THIS ____ DAY OF JANUARY, 2009. BY THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CITY OF ARLINGTON, SUBJECT TO THE FOLLOWING COVENANTS AND CONDITIONS:

THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED INCLUDING OVERFLIGHT ACTIVITIES AND ACTIVITIES CREATING NOISE IMPACTS ON THE PROPERTY.

SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALL BE DOWNSHIELDED AS TO REDUCE ANY TYPE OF GLARE WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.

NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES INTERFERE WITH USE OF THE AIRPORT BY AIRCRAFT BY REASON OF ELECTRICAL, ELECTRONIC, OR SMOKE EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

2. THE SCHOOL IMPACT MITIGATION FEES HAVE BEEN PAID BASED ON 6 NEW DWELLING UNITS AND THE 2 EXISTING UNITS. THE MITIGATION FEES FOR CITY NEIGHORHOOD/MINI PARKS, CITY COMMUNITY PARKS, AND CITY TRAFFIC WILL BE PAID AT THE TIME OF BUILDING PERMIT WITH CREDIT FOR THE 2 EXISTING UNITS THAT WERE REMOVED.

SUBJECT TO THE CONDITIONS, NOTES, EASEMENTS, PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 8803095008 IN SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO A JUDGMENT IN FAVOR OF HAPPY BUNCH, LLC, A WASHINGTON LIMITED LIABILITY COMPANY RECORDED UNDER RECORDING NUMBER 200806200305.

SUBJECT TO THE TERMS AND CONDITIONS OF LIMITED LIABILITY COMPANY AGREEMENT FOR GRANDVIEW NORTH LLC, A LIMITED LIABILITY COMPANY.

. SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "ARLINGTON AIRPORT PROTECTION DISTRICT DISCLOSURE STATEMENT" RECORDED UNDER RECORDING NUMBER 200705240753.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST, INC. FOR UNDERGROUND AND/OR OVERHEAD ELECTRIC DISTRIBUTION LINE AS RECORDED UNDER RECORDING NUMBER 200803110668. (EXACT LOCATION UNDEFINED)

- LEGAL DESCRIPTION:

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LOT -2, PALMERS ADDITION TO ARLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME-9 OF PLATS, PAGE 26, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT, AND THEIR RESPECTIVE-SUCCESSORS AND ASSIGNS, UNDER AND UPON -THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES, AND WIRES WITH -NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS _-SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, WATER, SEWER, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS.

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF ARLINGTON PLANNING JURISDICTION, ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY ENGINEER.

12-28-09 DATE

CERTIFICATE OF SUBDIVISION APPROVAL.

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING MANAGER, SUBJECT TO ITS BEING RECORDED IN THE SNOHOMISH COUNTY REGISTER WITHIN 60 DAYS OF THE DATE BELOW.

CERTIFICATE OF COUNCIL APPROVAL

HEREBY CERTIFY THAT THE CITY COUNCIL REVIEWED AND APPROVED THIS FINAL PLAT FOR RECORDATION ON THE 39th DAY OF DECEMBER . 2009.

Margaret Parson 12/37/09

CERTIFICATE OF CITY TREASURER

I HEREBY CERTIFY THAT ALL MONIES AND DEBTS PERTAINING TO THIS SUBDIVISION WERE PAID TO THE CITY OF ARLINGTON THE 2157 DAY OF DEcember, 2009.

FINANCE DIRECTOR / CITY TREASURER 12/21/00

SNOHOMISH COUNTY TREASURER'S CERTIFICATE

HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2009 TAXES.

005383000000000 - EXAMINED THIS / DAY OF Joennal, 2009

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- RECORDING CERTIFICATE

FILED-FOR RECORD AT THE REQUEST OF CASCADE SURVEYING & ENGINEERING, INC., THIS DAY OF CORDED IN VOLUME ____ OF SHORT PLATS, ON PAGE(S) COUNTY, STATE OF WASHINGTON.

SNOHOMISH COUNTY AUDITOR - -

BY: DEPUTY COUNTY AUDITOR

T: \17485\DWG\17485sp.DWG (SHEET 1)

AUDITOR'S FILE NO.

Engineers

-_ -- -

Planners Surveyors

ARLINGTON, WA 105 E. Division-PO Box 326 98223 (360)435-5551FAX 435-4012

PORT'N SE1/4, NE1/4, SEC-11, TWP.31N, RGE-5E, W.M.

CASCADE SURVEYING ENGINEERING,

JOB# 17485 DRAWN BY:- KAC -- FIELD BOOK -# DATE: 2/1/2008 REVISED: 12/16/2009 CHECKED BY: WJL - - - -

GRANDVIEW SHORT PLAT CITY OF ARLINGTON FILE NO. PLN 2008 0086

PORT'N SE1/4, NE1/4, SEC.11, TWP.31N, RGE.5E, W.M.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT ! TAM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN-THE SUBDIVISION REGULATION, SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN-SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED-AS PRIVATE, AND THAT I WILL MAINTAIN AEL SUCH AREAS-UNTIL THE OFFER-OF DEDICATION _ - - -IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW-WHEN -- --SUCH OTHER USE IS APPROVED BY THE ARLINGTON CITY COUNCIL IN JHE PUBLIC INTEREST. I SHALL FURTHER UNDERTAKE TO DEFEND, PAY AND SAVE HARMLESS, ANY GOVERNMENTAL AUTHORITY, INCLUDING-THE CITY OF ARLINGTON, IN RESPECT OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY INCLUDING THE CITY_OF ARLINGTON WHICH MAY _ - -BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED-CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

GRANDVIEW NORTH, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

MANAGIHG MEMBER

NORTH COUNTY BANK

5r. Vice President

RESTRICTIONS:

12 17 09

- SUBJECT TO THE CONDITIONS, NOTES, EASEMENTS, AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NUMBER 8803095008 IN SNOHOMISH COUNTY, WASHINGTON.
- SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ARLINGTON AIRPORT PROTECTION DISTRICT" DISCLOSURE STATEMENT", RECORDED MAY 24, 2007, UNDER RECORDING NUMBER 200705240753.
- SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST, INC. FOR UNDERGROUND AND/OR OVERHEAD ELECTRIC DISTRIBUTION LINE AS RECORDED UNDER RECORDING NUMBER 200803110668. (EXACT LOCATION UNDEFINED)

ACKNOWLEDGMENT.

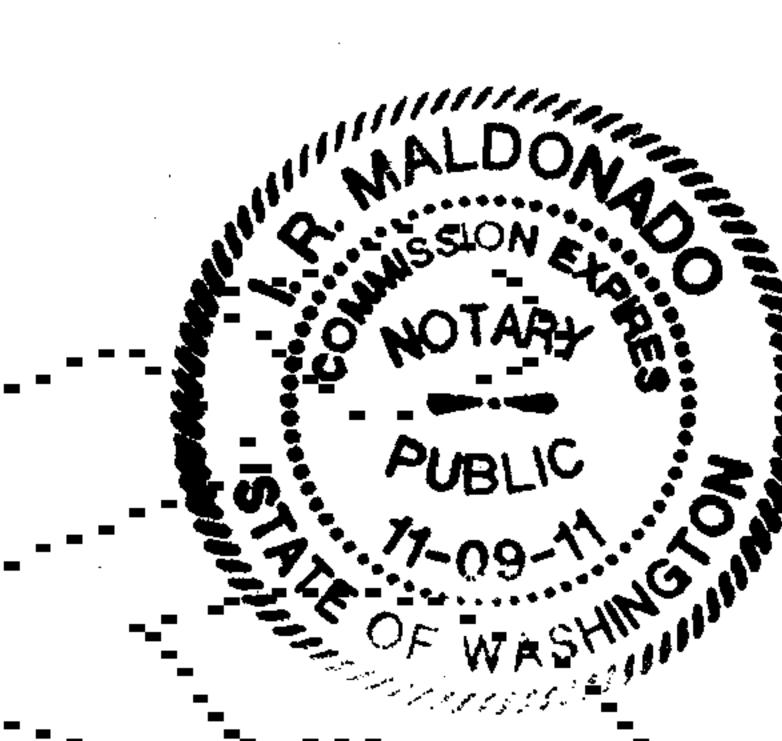
STATE OF WASHINGTON

COUNTY OF SNOHOMISH

THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Dr. Vice President - NORTH COUNTY BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 13-17-09

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OF WASHINGTON

(NOTARY NAME TO BE PRINTED) RESIDING AT: Stanwood

MY APPOINTMENT EXPIRES: //- 09-//

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DC OH LOOMOCK IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ON OATH-STATED THAT-HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT-AS THE COORDENING TOENDOEL OF GRANDVIEW NORTH, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT: --- --

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DATED: December 18th 2009

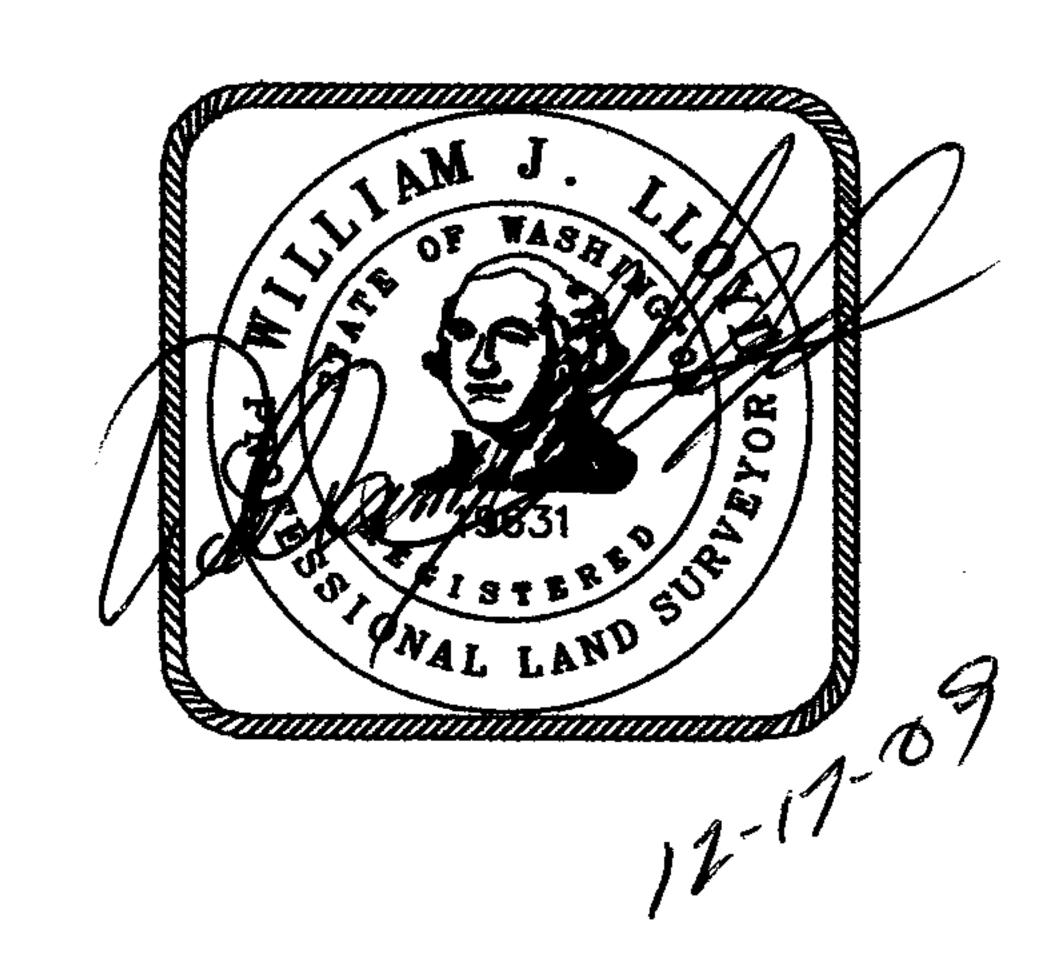
(NOTARY NAME TO BE PRINTED) RESIDING AT: COCOTTC FOLLS

CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE EXTERIOR PLAT BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET UNDER MY SUPERVISION USING APPROPRIATE PERMANENT MATERIALS, WITH A FIELD TRAVERSE WITH A LINEAR CLOSURE OF 1:10:,000 AND CORRESPONDING ANGULAR CLOSURE AS SPECIFIED IN W.A.C. 332.130.070 AND 332.130.090; THAT ALL STREET CENTERLINE MONUMENTS WITHIN THE PLAT AND ALL INTERSECTIONS WITHIN EXISTING STREET CENTERLINES HAVE BEEN MONUMENTED WITH CONCRETE MONUMENTS IN CASE OR OTHER PERMANENT MATERIAL APPROVED BY THE CITY; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN VOLUME ! OF PLATS, PAGE 26, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF RCW 58.17.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 12t DAY OF DECEMBER, 2009.

REGISTRATION NUMBER



SURVEYOR'S VERIFICATION.

STATE OF WASHINGTON

COUNTY OF SNOHOMISH)

' WILLIAM J. LLOYD, BEING FIRST ON OATH DULY SWORN, STATES THAT HE IS THE REGISTERED LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP AND BELIEVES THAT CERTIFICATE TO BE A TRUE STATEMENT.

- SIGNED AND AFFIRMED, BEFORE ME ON THIS 17th DAY OF DECOMBE 2009.

NOTARY PUBLIC IN AND FOR THE STATE OF

AUDITOR'S FILE NO ..



Engineers

Planners Surveyors

ARLINGTON, WA 105 E. Division-PO Box 326 98223 (360)435-5551 FAX 435-4012

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PORT'N SE1/4, NE1/4, SEC.11, -TWP.31N, RGE.5E,- W.M. JOB# 17485 DRAWN BY: KAC _-FIELD BOOK #--

DATE: 2/1/2008 REVISED: 12/16/2009 CHECKED BY: WJL

CASCADE SURVEYING ENGINEERING,

